



PANGEA

50-50A High Street, Bawtry, DN10 6JA

FREEHOLD: £650,000 | REF: 5455560

KEY HIGHLIGHTS

- Established wet-led bar on busy High street
- Late-night trading with entertainment
- £5000 a week wet sales net of VAT
- 40 cover external seating area
- Strong local and regional transport link
- EPC Rating C

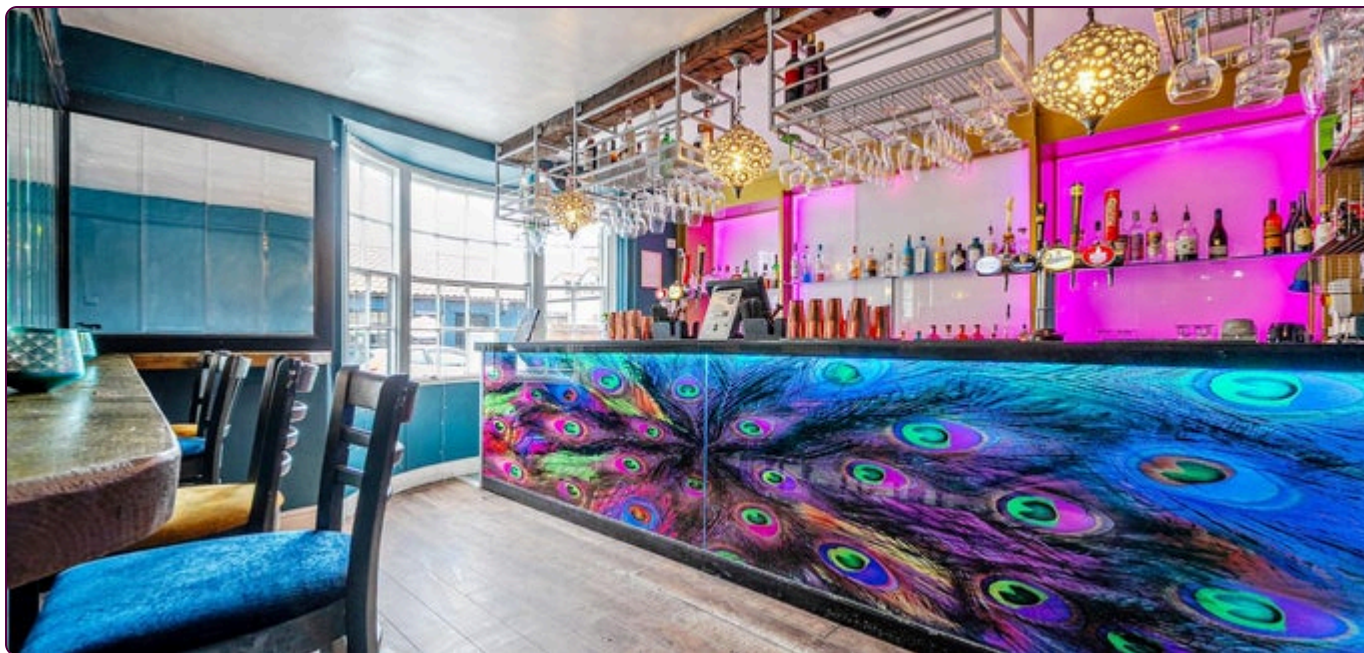
LOCATION

Pangea Bawtry is located in a prominent position on High Street, in the popular market town of Bawtry, South Yorkshire. Bawtry is an established leisure destination known for its mixture of hospitality venues and boutique retail. The location supports strong evening and weekend footfall, with High Street forming the centre of the town's hospitality trade.

The town benefits from strong transport links, with convenient access to the A614, A638 and A631, connecting to Doncaster, Retford and the wider regional road network. The M18 and A1(M) are within easy reach, providing access across South Yorkshire and Nottinghamshire.

Bawtry is served by regular bus routes, with Doncaster Railway Station around a 15-minute drive away offering direct services to major UK cities.





DESCRIPTION

Pangea Bawtry is a well-presented late-night bar located in a prominent trading position on Bawtry High Street. The business operates as a wet-led venue with a focus on evening and late-night trade, supported by private functions.

The property benefits from an open-plan internal layout, fitted commercial kitchen (not currently in use), and an external seating area to the front. The business is offered for sale as a going concern, providing an incoming operator with a turnkey trading opportunity and scope to further



INTERNAL DETAILS

The main customer entrance leads directly into a single open-plan trading area centred around a prominently positioned bar servery.

The layout provides a mix of fixed and loose seating, together with open space suitable for vertical drinking and late-night operation. A designated DJ area is positioned towards the rear, supporting entertainment and private hire.

Customer WCs are located at ground floor

FIXTURES & FITTINGS

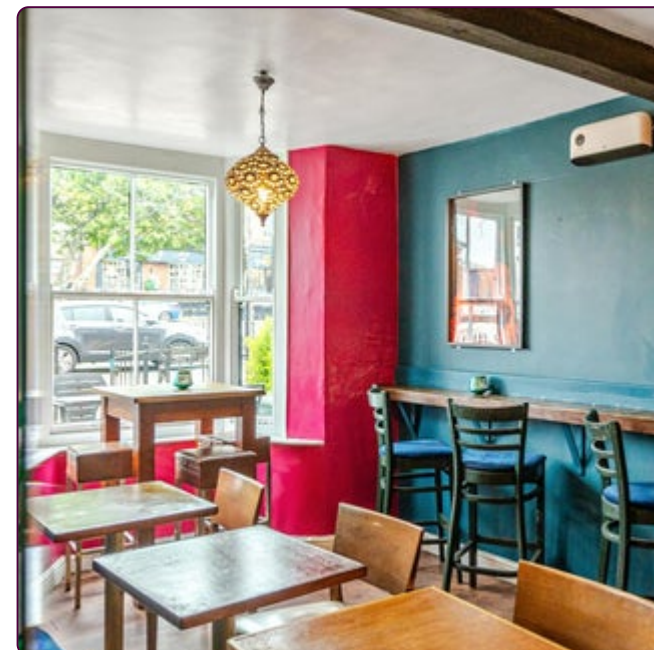
We are advised that all fixtures and fittings are free from hire purchase or lease agreements and are included in the sale, with exceptions of items which are personal to our client.

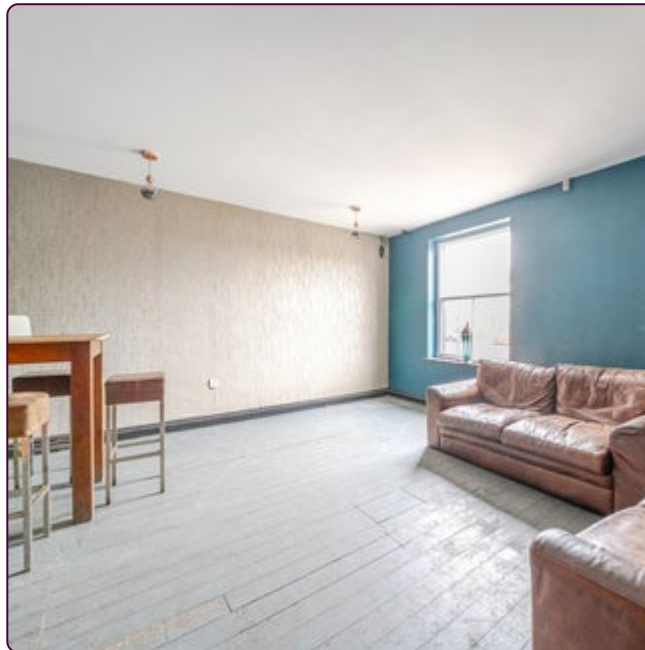
EXTERNAL DETAILS

Externally, the site features a street facing terrace with seating for approximately 40 covers. The front of the building and the terrace is roughly South facing and captures the sun for the majority of the day.

THE OPPORTUNITY

This sale presents an opportunity for an incoming operator to build upon the existing trade or reintroduce a food offering. The business would suit an experienced bar operator or hospitality entrepreneur looking to establish or expand a presence in the Bawtry hospitality market.





TENURE

Freehold

BUSINESS RATES

The Rateable Value is £15,250 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

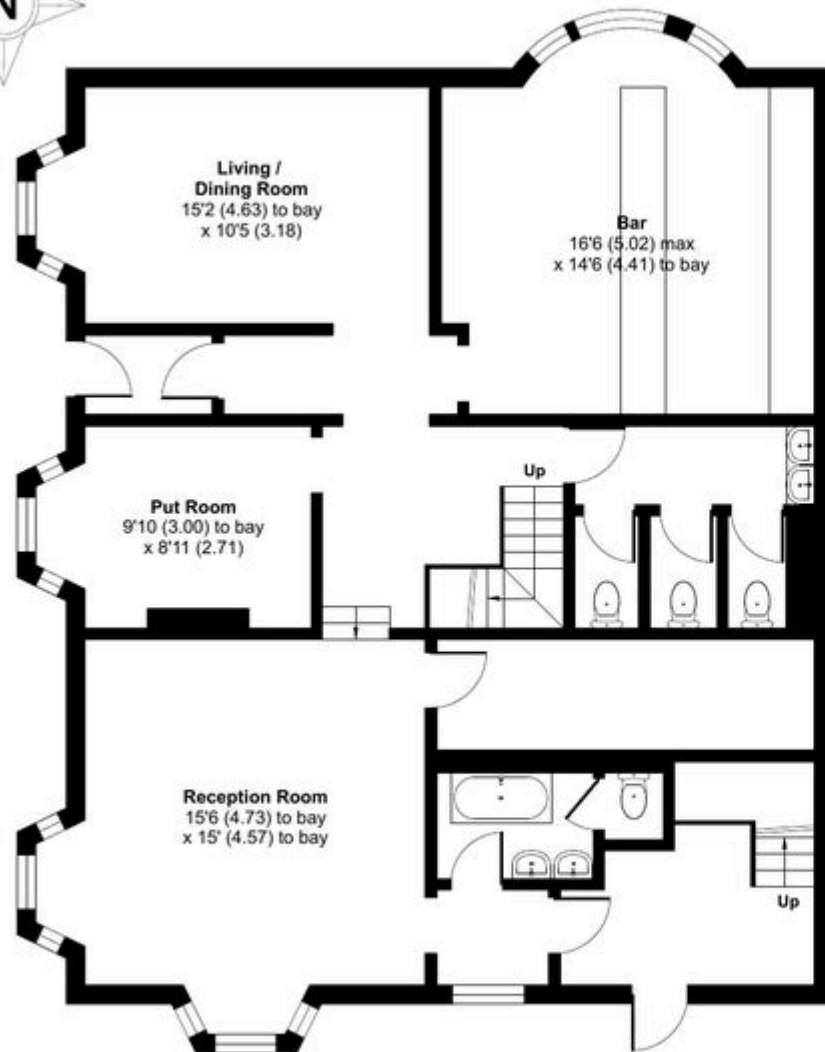
Premises License



High Street, Bawtry, Doncaster, DN10

Approximate Area = 2494 sq ft / 231.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Pic. REF: 1361977



DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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